

ORDINANCE NO. 20090423-072

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6516 AND 6520 SOUTH 1ST STREET FROM LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-2008-0204, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 2 and 3, Buckingham Place Commercial Center Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 71, Page 96, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 6516 and 6520 South 1st Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. Vehicular access from the Property to King Edward Place is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
- C. The following uses of the Property are prohibited:

Food sales

Restaurant (general)

Service station

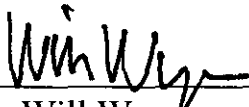

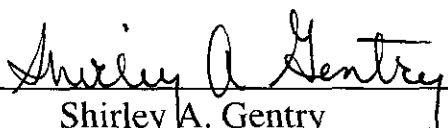
Residential treatment

Restaurant (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on May 4, 2009.

PASSED AND APPROVED

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	§	
_____ April 23 _____, 2009	§	_____  _____
		Will Wynn
		Mayor
APPROVED: 	ATTEST:	
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk

